

146.0

0005

0017.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

652,800 / 652,800

USE VALUE:

652,800 / 652,800

ASSESSED:

652,800 / 652,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
183		NEWPORT ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	O'BRIEN CHRISTOPHER	
Owner 2:	ZELLMER MARISA	
Owner 3:		

Street 1:	183 NEWPORT ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Own Occ:	Y
Postal:	02476

PREVIOUS OWNER	
Owner 1:	MAITLAND GRAEME E -
Owner 2:	-
Street 1:	12 SYLVANUS WOOD LN
Twn/City:	WOBURN
St/Prov:	MA
Postal:	01801

NARRATIVE DESCRIPTION
This parcel contains 4,400 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having aluminum Exterior and 1616 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrooms.
private

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o
n
Census:
Flood Haz:
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family 4400 Sq. Ft. Site 0 80. 1.25 9
441,602 441,600

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
101 4400.000 211,200	441,600	652,800						96283
Total Card 0.101 211,200	441,600	652,800	Entered Lot Size					
Total Parcel 0.101 211,200	441,600	652,800	Total Land:					
Source: Market Adj Cost	Total Value per SQ unit /Card:	404.04	/Parcel:	404.0				Land Unit Type:



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	96283
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	01:37:41
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	211,200	0	4,400.	441,600	652,800	652,800	Year End Roll	12/18/2019
2019	101	FV	186,800	0	4,400.	414,000	600,800	600,800	Year End Roll	1/3/2019
2018	101	FV	186,400	0	4,400.	342,200	528,600	528,600	Year End Roll	12/20/2017
2017	101	FV	186,400	0	4,400.	314,600	501,000	501,000	Year End Roll	1/3/2017
2016	101	FV	186,400	0	4,400.	287,000	473,400	473,400	Year End	1/4/2016
2015	101	FV	174,400	0	4,400.	281,500	455,900	455,900	Year End Roll	12/11/2014
2014	101	FV	174,400	0	4,400.	261,600	436,000	436,000	Year End Roll	12/16/2013
2013	101	FV	174,400	0	4,400.	249,000	423,400	423,400		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAITLAND GRAEME	75420-156	1	8/21/2020		740,000	No	No		Sheila Maitland dod 06/27/2016
MAITLAND ALEXAN	50489-313		12/19/2007	Family		1	No	No	
	12245-709		7/14/1972		32,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/6/2014	98	Manual	2,485	O				

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
12/16/2017	MEAS&NOTICE	HS	Hanne S
3/12/2014	Info Fm Prmt	EMK	Ellen K
11/16/2008	Meas/Inspect	189	PATRIOT
2/11/2000	Inspected	264	PATRIOT
11/22/1999	Measured	153	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH											
Type:	5 - Cape		Full Bath:	1	Rating: Average	A Bath:		Rating:	BSMT SINK.														
Sty Ht:	1H - 1 & 1/2 Sty		3/4 Bath:		Rating:																		
(Liv) Units:	1	Total: 1	A 3QBth:		Rating:																		
Foundation:	3 - BrickorStone		1/2 Bath:		Rating:																		
Frame:	1 - Wood		A HBth:		Rating:																		
Prime Wall:	3 - Aluminum		OthrFix:	1	Rating: Average																		
Sec Wall:		%																					
Roof Struct:	1 - Gable		OTHER FEATURES																				
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating: Average	1st Res Grid	Desc: Line 1	# Units: 1															
Color:	WHITE		A Kits:		Rating:	Level	FY LR DR D K FR RR BR FB HB L O																
View / Desir:			Fpl:	1	Rating: Average	Other																	
GENERAL INFORMATION						WSFlue:		Rating:	Upper														
Grade:	C - Average		CONDOS INFORMATION						Lvl 2														
Year Blt:	1950	Eff Yr Blt:	Location:			Tots	RMs: 6	BRs: 3	Baths: 1	HB													
Alt LUC:		Alt %:	Total Units:			REMODELING						RES BREAKDOWN											
Jurisdct:		Fact: .	Floor:			Exterior:	No Unit	RMS	BRS	FL													
Const Mod:			% Own:			Interior:	1	6	3														
Lump Sum Adj:			Name:			Additions:																	
INTERIOR INFORMATION						Kitchen:																	
Avg Ht/FL:	STD		Phys Cond:	AV - Average	31. %	Baths:																	
Prim Int Wall:	2 - Plaster		Functional:			Plumbing:																	
Sec Int Wall:		%	Economic:			Electric:																	
Partition:	T - Typical		Special:			Heating:																	
Prim Floors:	3 - Hardwood		Override:			General:																	
Sec Floors:		%	Total:	31	%	Totals	1	6	3														
Bsmnt Flr:	12 - Concrete		CALC SUMMARY						COMPARABLE SALES														
Subfloor:			Basic \$ / SQ:	105.00		Rate	Parcel ID	Typ	Date	Sale Price													
Bsmnt Gar:	1		Size Adj.:	1.35000002																			
Electric:	3 - Typical		Const Adj.:	0.99989998																			
Insulation:	2 - Typical		Adj \$ / SQ:	141.736																			
Int vs Ext:	S		Other Features:	68000																			
Heat Fuel:	1 - Oil		Grade Factor:	1.00																			
Heat Type:	3 - Forced H/W		NBHD Inf:	1.00000000																			
# Heat Sys:	1		NBHD Mod:																				
% Heated:	100	% AC:	LUC Factor:	1.00																			
Solar HW:	NO	Central Vac:	Adj Total:	306131																			
% Com Wall:		% Sprinkled:	Depreciation:	94901																			
			Depreciated Total:	211231																			
MOBILE HOME						WtAv\$/SQ:		AvRate:		Ind.Val													
Make: [] Model: [] Serial #: [] Year: [] Color: []																							
SPEC FEATURES/YARD ITEMS						PARCEL ID 146.0-0005-0017.0						IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc					
1	Metal Shed	D	Y	18X10		A	AV	1950		0.00	T	40.8	101										
More: N						Total Yard Items:			Total Special Features:			Total:											